

8K6115PG281

39-201

QUITCLAIM DEED
With Covenant
036457

NO TRANSFER
TAX PAID

KNOW ALL BY THESE PRESENTS, that it, **MIDFIRST BANK**, Plaintiff pursuant to a civil action to foreclose a mortgage under 14 M.R.S.A. §6321 et seq., brought in the Seventh District Court, Division of Northern Kennebec, Docket No. WAT-RE-98-37, against, Anthony Jabar, Jr. and Joan Jabar, Defendants, and in execution of a Judgment of Foreclosure and Order of Sale dated June 24, 1999, in consideration of One and No/100 Dollars (\$1.00) and other good and valuable consideration paid by **KENNEBEC FEDERAL SAVINGS AND LOAN**, whose mailing address is 70 Main Street, Waterville, ME 04901; the receipt whereof it does hereby acknowledge, does hereby **GIVE, GRANT, BARGAIN, SELL AND CONVEY, WITH QUIT CLAIM COVENANTS** unto the said Kennebec Federal Savings and Loan, its successors and assigns forever, the following described premises:

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging, to the said Kennebec Federal Savings and Loan, its successors and assigns forever.

And it does covenant with the said Grantee, its heirs and assigns, that it shall and will warrant and defend the premises to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, it, the said Midfirst Bank, has caused these presents to be signed and its corporate seal to be affixed by Pat Anglin its [title] Vice President thereunto duly authorized this 18 day of November, 1999.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF**

Witness
Todd Carpenter

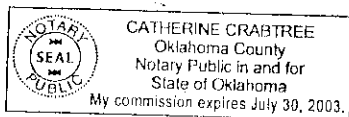
MIDFIRST BANK

by its [title] Vice President
print name Pat Anglin

STATE OF OKLAHOMA
COUNTY OF OKLAHOMA, SS:

November 18, 1999

Then personally appeared the above-named Pat Anglin, the [title] Vice President of the said **MIDFIRST BANK** and acknowledged the foregoing instrument to be his/her free act, in his/her said capacity, and the free act and deed of the said **MIDFIRST BANK**, before me,



Catherine Crabtree
Notary Public
print name Catherine Crabtree
my comm. exp. 7/30/2003

Kennebec Fed. Sav.
P.O. Box 497
Waterville ME (2)
04903-0497

PK6115PG282

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SCHEDULE A
Quit Claim Deed
Midfirst Bank to Kennebec Federal Savings and Loan

A certain lot or parcel of land located on the Northerly side of Gold Street in Waterville, Kennebec County, and said State of Maine and further bounded and described as follows, to wit:

Beginning at a point on the Northerly line of Gold street, said point marking a Southeasterly corner of land now or formerly owned by Philip S. Bard as recorded in the Kennebec County Registry of Deeds in Book 2688, Page 33, said point being a distance of ten rods (10R.), more or less, westerly from the intersection of the Northerly line of Gold street with the westerly line of Summer Street. Thence northerly, parallel to the westerly line of Summer Street, along the land of said Bard for a distance of four rods (4R.), more or less, to a point marking a southwesterly corner of land now or formerly owned by Roland H. Rancourt as recorded in the Kennebec County Registry of Deeds in Book 2189, Page 118. Thence easterly, parallel to the northerly line of Gold Street, along the land of said Bard, for seventy feet (70'), more or less, to a point. Thence southerly, parallel to Summer Street, along the land of said Bard, for four rods (4R.) to a point on the northerly side of Gold Street. Thence westerly along the northerly line of Gold Street for seventy feet (70') more or less, to the point of beginning.

The herein described parcel of Land in the northwesterly seventy feet (70') of lot number 31 according to David Garland's plan of house lots in Waterville, dated May 13, 1874 and recorded in the Kennebec County Registry of Deeds in Plan Book 1, Page 23 and is a portion of the premises conveyed by Thomas G. Kimball and Elah Esty to Tilson Hale Whitten by Deed dated September 1, 1874 and recorded in the Kennebec County Registry of Deeds in Book 297, Page 538.

Being the same premises conveyed by Mortgage Deed dated August 11, 1986 and originally in favor of Key Bank of Central Maine, which mortgage is recorded in the Kennebec County Registry of Deeds in Book 3002, Page 174, subsequently assigned to Plaintiff by assignment recorded in said Registry of Deeds in Book 5401, Page 39, which mortgage has been foreclosed by civil action in the Seventh District Court, Division of Northern Kennebec, Docket No. WAT-RE-98-37, against, Anthony Jabar, Jr. and Joan Jabar, Defendants, this sale and transfer being pursuant to said Court's Judgment of Foreclosure and Order of Sale dated June 24, 1999 and pursuant to the Notice of Public Foreclosure Sale published in the Kennebec Journal on September 20, 27 and October 4, 1999.

The premises are conveyed subject to any easements and restrictions of record and this deed includes all rights, easements, privileges, and appurtenances belonging to the premises hereinabove described.

RECEIVED KENNEBEC SS.

1999 DEC 13 AM 9:00

ATTEST: *Theresa R. Munn*
REGISTER OF DEEDS